

Shadow Creek Homeowners Assn., Inc.

Balance Sheet
As of 01/31/17

ASSETS

1010-000	Mutual of Omaha Bank Operating	\$	27,067.20	
1050-000	Mutual Of Omaha Bank Reserve		173,617.91	
1300-000	Accounts Receivable		448.25	
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	TOTAL ASSETS			\$ 201,133.36
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000-000	Accounts Payable	\$	(632.43)	
2500-000	Prepaid Assessments		12,240.00	
2900-000	Suspense		1,085.00	
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	Subtotal Current Liab.			\$ 12,692.57

RESERVES:

	Subtotal Reserves		<hr/>	\$.00
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EQUITY:

3200-000	Retained Earnings	\$	179,395.15	
	Current Year Net Income/(Loss)		9,045.64	
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	Subtotal Equity			\$ 188,440.79
	TOTAL LIABILITIES & EQUITY			\$ 201,133.36
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Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement
Period: 01/01/17 to 01/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000-000	Assessment Income	17,820.00	18,630.00	(810.00)	17,820.00	18,630.00	(810.00)	223,560.00
04100-000	Late Fee Income	20.00	.00	20.00	20.00	.00	20.00	.00
04450-000	Interest Income - Operating	1.27	.00	1.27	1.27	.00	1.27	.00
04500-000	Reserve Income	(3,433.92)	(3,433.92)	.00	(3,433.92)	(3,433.92)	.00	(41,207.00)
04510-000	Reserve Contribution New Owne	1,000.00	.00	1,000.00	1,000.00	.00	1,000.00	.00
	Subtotal Income	15,407.35	15,196.08	211.27	15,407.35	15,196.08	211.27	182,353.00
EXPENSES								
Utilities Expense								
05000-000	Electric	45.27	112.50	67.23	45.27	112.50	67.23	1,350.00
05100-000	Water/Sewer	19.90	1,483.33	1,463.43	19.90	1,483.33	1,463.43	17,800.00
	Utilities Expense	65.17	1,595.83	1,530.66	65.17	1,595.83	1,530.66	19,150.00
Maintenance Expenses								
05900-000	Pond Maintenance	.00	225.00	225.00	.00	225.00	225.00	2,700.00
06000-000	Building Maintenance	.00	458.33	458.33	.00	458.33	458.33	5,500.00
06300-000	Painting	.00	1,491.67	1,491.67	.00	1,491.67	1,491.67	17,900.00
06400-000	Pest Control	249.00	125.00	(124.00)	249.00	125.00	(124.00)	1,500.00
06500-000	Landscape Contract	.00	2,421.00	2,421.00	.00	2,421.00	2,421.00	29,052.00
06525-000	Irrigation Repairs	.00	258.33	258.33	.00	258.33	258.33	3,100.00
06550-000	Plants/Trees Replacement	.00	208.33	208.33	.00	208.33	208.33	2,500.00
06555-000	Tree Pruning	.00	350.00	350.00	.00	350.00	350.00	4,200.00
06650-000	Concrete Maintenance	.00	375.00	375.00	.00	375.00	375.00	4,500.00
06700-000	Snow Removal	4,526.25	1,916.67	(2,609.58)	4,526.25	1,916.67	(2,609.58)	23,000.00
06800-000	Misc Grounds Maint	.00	833.33	833.33	.00	833.33	833.33	10,000.00
06900-000	Contingency	.00	41.67	41.67	.00	41.67	41.67	500.00
	Maintenance Expenses	4,775.25	8,704.33	3,929.08	4,775.25	8,704.33	3,929.08	104,452.00
Administrative/Business								
07000-000	Management	1,295.00	1,351.75	56.75	1,295.00	1,351.75	56.75	16,221.00
07100-000	Administration	179.82	166.67	(13.15)	179.82	166.67	(13.15)	2,000.00
07200-000	Insurance	3,217.33	2,777.50	(439.83)	3,217.33	2,777.50	(439.83)	33,330.00
07300-000	Audit/Tax Return	.00	31.25	31.25	.00	31.25	31.25	375.00
07340-000	Reserve Study	.00	250.00	250.00	.00	250.00	250.00	3,000.00
07500-000	Legal	35.00	250.00	215.00	35.00	250.00	215.00	3,000.00
07560-000	Property Taxes	253.97	27.08	(226.89)	253.97	27.08	(226.89)	325.00
07800-000	Community Activities	.00	41.67	41.67	.00	41.67	41.67	500.00
	Administrative/Business	4,981.12	4,895.92	(85.20)	4,981.12	4,895.92	(85.20)	58,751.00

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Income/Expense Statement
 Period: 01/01/17 to 01/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly
			Budget	Variance		Budget	Variance	Budget
	TOTAL EXPENSES	(9,821.54)	(15,196.08)	5,374.54	(9,821.54)	(15,196.08)	5,374.54	(182,353.00)
	Current Year Net Income/(loss)	5,585.81	.00	5,585.81	5,585.81	.00	5,585.81	.00